

NO TRANSFER  
TAX PAID

## WARRANTY DEED

012060

27-16

KNOW ALL MEN BY THESE PRESENTS, that **John S. Massey** and **Bernadette C. Massey**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Stephen A. Massey**, of Winslow, County of Kennebec and State of Maine, **Sandra A. Massey Walters**, of Jupiter, Florida, **Scott A. Massey**, of Waterville, County of Kennebec and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Stephen A. Massey, Sandra A. Massey and Scott A. Massey, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land on the east side of the Sidney Road, so-called, in the City of Waterville and being Lot #9 on Plan of Portion of Field of Robert M. Jackson dated January 14, 1953 and made by Harry E. Green, which plan is recorded in Plan Book 17, Page 140 of the Kennebec Registry of Deeds, to which plan reference is hereby made. This property is conveyed subject to two (2) existing easements and rights-of-way in favor of the Kennebec Water District and Waterville Sewerage District as shown upon said plan.

This conveyance is made upon the express restriction and conditions as follows:

1. No building or part thereof shall be erected or allowed to stand upon said lot within twenty-five (25) feet of the Sidney Road, nor within ten (10) feet of the said boundaries.
2. No house shall be erected costing less than Seven Thousand (\$7,000.00) Dollars.
3. No house shall be used or adapted for more than two families.
4. No animals shall be kept upon the premises other than domestic pets.
5. This lot is restricted to building for residential purposes and is entitled to the benefits of the Waterville Zoning Ordinance.

Excepting and reserving however, for the benefit of the Grantor(s) herein, the right to use and occupy the said real estate during the remaining years of their lifetime and the lifetime of the survivor of them, this being the reservation of life estate.

During such period of life use, the said Grantor(s) or the survivor of them will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house.

The Grantor(s) shall be responsible for the cost of repairs and ordinary maintenance.

John Nade

**MEANING AND INTENDING** to convey the same premises as conveyed to John S. Massey and Bernadette C. Massey by Warranty Deed from Robert M. Jackson dated August 15, 1955 and recorded at the Kennebec County Registry of Deeds in Book 1021, Page 200.

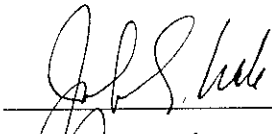
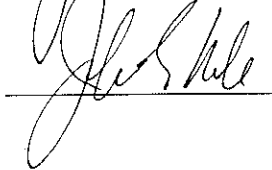
27-16

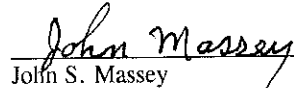
**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Stephen A. Massey, Sandra A. Massey Walters and Scott A. Massey their heirs and assigns, to them and their use and behoof forever.


**AND** we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Stephen A. Massey, Sandra A. Massey Walters and Scott A. Massey, their heirs and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, we, the said John S. Massey and Bernadette C. Massey have hereunto set our hands and seals this      day of May, 2000.

Signed, Sealed and Delivered  
in presence of

  
John S. Massey

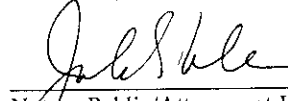
  
Bernadette C. Massey

STATE OF MAINE  
Kennebec, ss.

May 31, 2000

Personally appeared the above named John S. Massey and Bernadette C. Massey and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public/Attorney at Law  
John E. Nale

RECEIVED KENNEBEC SS.

2000 JUN -2 AM 9:00

ATTEST:   
REGISTER OF DEEDS